

**GOVERNMENT OF INDIA
HOUSING AND URBAN POVERTY ALLEVIATION
LOK SABHA**

UNSTARRED QUESTION NO:1717

ANSWERED ON:27.07.2016

Nexus between Builders and Agents

Saraswati Shri Sumedhanand;Thomas Prof. Kuruppassery Varkey

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

- (a) whether the Government is aware of the nexus between builders and real estate agents who have cheated people in different parts of the country;
- (b) the action taken by the Government against builders who are cheating buyers;
- (c) whether the Government has issued any instruction/direction to solve the problems of buyers; and
- (d) if so, the details thereof?

Answer

THE MINISTER OF STATE IN THE MINISTRY OF HOUSING & URBAN POVERTY ALLEVIATION

(RAO INDERJIT SINGH)

(a) to (d): 'Land' and 'Colonisation' are State subjects. It is the responsibility of States to take suitable action against builders who are cheating the buyers. This Ministry forwards such complaints against builders to States/UTs concerned for suitable action.

In order to establish the Real Estate Regulatory Authority for regulation and promotion of the real estate sector in an efficient and transparent manner, to protect the interest of consumers, and to establish an adjudicating mechanism for speedy dispute redressal, the Ministry of Housing & Urban Poverty Alleviation piloted the Real Estate (Regulation and Development) Act, 2016. Specified Sections of the Act have come into effect from 01st May, 2016.

As per Section 84 of the Real Estate (Regulation and Development) Act, 2016, six months time is provided for framing and notification of the Rules by the appropriate Government. As per Section 2(g) of the Real Estate Act, 2016 "appropriate Government" is defined as follows:

"appropriate Government" means in respect of matters relating to,-

- (i) the Union Territory without Legislature, the Central Government;
- (ii) the Union Territory of Puducherry, the Union Territory Government;
- (iii) the Union Territory of Delhi, the Central Ministry of Urban Development;
- (iv) the State, the State Government.
